

January 15, 2002

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**CONSUMMATION OF PURCHASE  
DEPARTMENT OF PUBLIC SOCIAL SERVICES  
923 EAST REDONDO BOULEVARD, INGLEWOOD  
(SECOND) (3 VOTES)**

**AT THE CONCLUSION OF THE PUBLIC HEARING, IT IS RECOMMENDED THAT  
YOUR BOARD:**

- . 1. Consider the previously adopted Negative Declaration, finding that this project will not have a significant effect on the environment and reflecting the independent judgement of the County. Find that the purchase of the subject property will have no adverse impact on wildlife resources and authorize the Chief Administrative Office (CAO) to complete and file a Certificate of Fee Exemption for this project.
2. Consummate the purchase of the subject property at the purchase option price of \$745,000 plus escrow and title policy fees of approximately \$ 5,000, and authorize the CAO to supplement the title policy to cover the full market value of the property at County's cost.
3. Authorize the CAO to take any other actions necessary to effectuate the transaction.

4. Authorize the Auditor-Controller to draft a warrant covering the purchase price and related costs to Chicago Title Company as designated by the CAO.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to consummate the purchase of the leased premises, including the land and buildings, at 923 East Redondo Boulevard, Inglewood, for \$745,000 plus closing costs.

The lease covering the subject facility contains an option to purchase the premises for \$745,000. Staff has estimated the current market value of the property to be approximately \$3,000,000, or \$75 per square foot. Exercise of the purchase option allows the County to take advantage of its equity position in the lease, which totals approximately \$1,775,000 after the purchase price and cost of recommended structural upgrades are taken into consideration.

#### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs that we invest in public infrastructure in order to strengthen the County's fiscal capacity. Purchase of the subject property supports this strategy by complying with the Strategic Asset Management Principles (Goal 4, Strategy 2, Objective 2). In this case, we are taking ownership through purchase of a property anticipated to be needed for continued County occupancy pending implementation of the County's long-term plans for the SPA 6 Region.

### **FISCAL IMPACT/FINANCING**

Funding is available in the Rent Expense Budget for Fiscal Year 2001-02 for the purchase option price and the County's share of related escrow and title policy fees totaling approximately \$5,000.

The CAO proposes to supplement the title policy to cover the full market value of the property at County's cost, in the amount of \$4,074. The Seller will pay for the amount of the policy covering the purchase price, i.e. \$2,246.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The facility provides 40,000 gross square feet of office space in a two-story building and 158 off-street parking spaces on approximately 1.44 acres of land. The County of Los Angeles has occupied the facility since 1971 to house the Department of Public Social Services' Southwest Family office.

Pursuant to Section 65402 of the Government Code, the City of Inglewood's Department of Planning and Research reviewed the proposed acquisition with respect to the County's General Plan and had no objections.

A Phase I environmental assessment report was prepared by CTL Environmental, Inc., which concluded that there is no evidence of recognized environmental conditions in connection with the property.

Public Works has inspected the facility and recommended that the seismic performance of the building be improved by installing wall anchors around the perimeter of the building at an estimated cost of \$472,000. Although it was recommended that the work be performed prior to the purchase of the property, the decision was made not to undertake any structural improvements until such time as the option was exercised by the County.

On November 27, 2001, your Board authorized the exercise of the option in the amount of \$745,000, and directed County staff to complete the public notice requirements of Government Code Section 25350 prior to consummating the purchase. In accordance with Section 25350, a "Notice of Intention to Exercise an Option to Purchase" was published, the Lessor has been notified of your Board's action, and an escrow has been opened with Chicago Title Company.

#### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

It is the finding of this office and the tenant department that the exercise of the purchase option is in the best interest of the County and provides a favorable means of acquiring County-owned space to continue to serve the subject community.

#### **LEGAL/NEGATIVE DECLARATION/ENVIRONMENTAL IMPACT REPORT**

On October 16, 2001, your Board adopted a Negative Declaration finding that the purchase of this property by the County will have no significant impact on the environment, in accordance with the California Environmental Quality Act (CEQA). Copies of the completed Initial Study, the resulting Negative Declaration, and the Notice of Preparation of Negative Declaration, as posted, are attached. A fee must be paid to the State Department of Fish and Game when certain notices required by CEQA are filed with the County Clerk. The County is exempt from paying this fee when your Board finds that the project will have no significant impact on wildlife resources. This project is located on previously developed and urbanized land, and the Initial Study incorporated in the Negative Declaration concluded there will be no adverse effect on wildlife resources.

## **CONCLUSION**

It is requested that the Executive Officer, Board of Supervisors, return two certified copies of the Minute Order, the adopted, stamped Board letter to the CAO Real Estate Division at 222 South Hill Street, 3<sup>rd</sup> Floor, Los Angeles, CA 90012 for further processing.

Respectfully submitted,

DAVID E. JANSSEN  
Chief Administrative Officer

DEJ:SNY  
CWW:jf

Attachments (2)

c: County Counsel  
Auditor-Controller  
Department of Public Social Services

**NOTICE OF INTENTION  
BY THE COUNTY OF LOS ANGELES TO EXERCISE  
AN OPTION TO PURCHASE REAL PROPERTY  
LOCATED AT  
923 EAST REDONDO BOULEVARD, INGLEWOOD**

NOTICE IS HEREBY GIVEN that it is the intention of the County of Los Angeles to exercise an option to purchase improved property, pursuant to a purchase option, for the sum of SEVEN HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$745,000.00) from Elizabeth M. Wright, the owner of said real property, said property being situated in the County of Los Angeles, State of California, commonly known as 923 East Redondo Boulevard, Inglewood, AKA 905-931, East Redondo Boulevard, Inglewood, and legally described as follows:

Lots 2 to 18, inclusive, and the east half of Lot 19 of Tract No. 4476, as shown on map recorded in Book 49, pages 23 and 24 of Maps, in the office of the Recorder of the County of Los Angeles.

**SUBJECT TO:**

1. All delinquent taxes, penalties and costs which were, or are, a lien against said property, and the prorated share of the unpaid current taxes which are a lien against said property prorated for the fiscal year for which the same are, or will be due and payable, prorated to the date of the close of escrow, shall be paid in escrow from Seller's fund to the Tax Collector of Los Angeles County.
2. Such other conditions, restrictions, reservations, rights and rights of way, of record, if any.

County shall pay one-half of all escrow charges. Seller shall furnish to the County an

ALTA policy of title insurance from a company acceptable to the County, insuring the record title of said property in an amount not less than SEVEN HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$745,000.00) to be vested in the County of Los Angeles, a body corporate and politic, free and clear of all encumbrances except those herein set forth. County may elect to supplement the policy of title insurance to insure the property for an amount equal to the full market value of the property.

NOTICE IS HEREBY GIVEN that the purchase of the property will be considered for consummation by the Board of Supervisors of the County of Los Angeles, on the day of \_\_\_\_\_, \_\_\_\_\_, at 9:30 A.M., in the Hearing Room of the Board of Supervisors, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, CA 90012. No obligation will arise against the County and in favor of the Seller with respect to the purchase of the property described herein until the Board of Supervisors approves the purchase on the named consummation date.

Violet Varona-Lukens  
Executive Officer of the  
Board of Supervisors  
of the County of Los Angeles

**COUNTY OF LOS ANGELES  
CHIEF ADMINISTRATIVE OFFICE**

**NEGATIVE DECLARATION**

I. Location and Description of the Project

The proposed project is for the County of Los Angeles to purchase facilities located at 923 East Redondo Boulevard, Inglewood, California, which will be used by the Department of Public Social Services for office space, and for other governmental purposes. The facilities, located in the Second Supervisorial District approximately eight miles from the Los Angeles Civic Center, include 40,000 square feet of office space located on two levels and the use of 158 off-street parking spaces. There will be no expansion of the existing privately-owned premises for this project.

II. Finding of No Significant Effect

Based on the attached initial study, it has been determined that the project will not have a significant effect on the environment.

III. Mitigation Measures

Mitigation measures for this project are discussed in Section V of the attached initial study.



## **INITIAL STUDY**

### **I. Location and Description of Project**

These proposed leased premises are located at 923 E. Redondo Boulevard, Inglewood, located in the Second Supervisorial District approximately eight miles southwest of the Los Angeles Civic Center and two miles northwest of the San Diego (405) freeway. (See attached map.)

The building to be purchased is approximately 30 years old, is privately owned and has been used for County office purposes for years. Located at the site are 158 off-street parking spaces for use in conjunction with the leased premises.

This project consists of exercising an option to purchase a facility that has been leased/occupied by the County for 30 years, in which will be located the Department of Public Social Services and other County offices. It is anticipated that an average of 239 employees will be occupying the premises with the maximum employee occupancy anticipated to be 299 per day. In addition to the employees, it is anticipated that an average of 220 members of the public will be visiting the facility per day for purposes of client interviews. No expansion of existing premises will occur for this project and no alterations, except for interior redecorating, will be performed for this project.

### **II. Compatibility with General Plan**

This project site is identified as commercial (C3In) in the City of Inglewood General Plan.

### **III. Environmental Setting**

The project site is located in an area of commercial facilities. The site includes approximately 1.44 acres of developed property, and is bordered by streets on two sides.

#### IV. Identification of Environmental Effects

- A. The impact of the proposed project on existing land forms will be negligible as no reshaping of the soil nor excavation nor foundations, utility lines, sewer lines or water lines will be necessary.
- B. The project will not conflict with adopted environmental plans and goals of the City of Inglewood.
- C. The project will not have a substantial demonstrable negative aesthetic effect on the proposed site. The existing facility will continue to be maintained by the County as previously maintained under the lease arrangement.
- D. No rare or endangered species of animal or plant or the habitat of the species will be affected by the project, nor will it interfere substantially with the movement of any resident fish or wildlife species or migratory fish or wildlife species.
- E. The project will not breach published national, state or local standards relating to solid waste or litter control.
- F. The acquisition project will not substantially degrade water quality, contaminate water supply, substantially degrade or deplete ground water resources, or interfere substantially with ground water recharge.
- G. There are no known archeological sites existing at the project site.
- H. The proposed project will not induce substantial growth or concentration of population.
- I. The project will not cause a substantial increase to existing traffic, nor will it affect the carrying capacity of the present street system. This is a continued use of an office facility for office purposes under a different ownership.
- J. The project will not displace any persons from the site.
- K. The project will not substantially increase the ambient noise levels to adjoining areas. Noise generated by the proposed County use does not

exceed that previously experienced in the area with the County as an occupant under the present lease arrangement.

- L. The proposed developed project will not cause flooding, erosion or siltation.
- M. The project will not expose people or structures to major geologic hazards.
- N. The project will not expand a sewer trunk line. All necessary utilities are available currently to the facility.
- O. No increased energy consumption is anticipated by the County's continued use of the premises.
- P. The project will not disrupt or divide the physical arrangement of established community; nor will it conflict with established recreational, educational, religious or scientific uses of the area.
- Q. No public health or safety hazard or potential public health or safety hazard will be created by this project.
- R. The project will not violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations.

V. Discussions of Ways to Mitigate Significant Effects

The proposed project is not expected to create any significant effects on the environment. To mitigate any effects upon the surrounding community the following measures will be implemented:

- A. None required.
- B.

VI. Initial Study Preparation

This study was prepared by the Los Angeles County Chief Administrative Office, Real Estate Division, Departmental Contact: Mitchell Kohl . This study was completed on February 7, 2001.

## **NEGATIVE DECLARATION**

Department Name: Public Social Services  
Project: Purchase of leased facility

Pursuant to Section 15072, California Environmental Quality Act and California Administrative Code Title 14, Division 6

1. Description of Project County to exercise its option to purchase leased property

2. a. Location of Project (plot plan attached) 923 East Redondo Boulevard  
Inglewood

b. Name of Project Proponent

County of Los Angeles  
Chief Administrative Office, Real Estate Division  
222 S. Hill Street, 4th Floor  
Los Angeles, CA 90020

3. Finding for Negative Declaration

It has been determined that this project will not have a significant effect on the environment based on information shown in the attached Environmental Information Form dated February 7, 2001, which constitutes the Initial Study of this project.

4. Initial Study

An Initial Study leading to this Negative Declaration has been prepared by the Chief Administrative Office, Leasing and Space Management and is attached hereto.

5. Mitigation Measures Included in Project

None required.

Date

Real Property Agent

Telephone

February 7, 2001

Mitchell Kohl

(213) 974-4325

**DATE POSTED - 2/13/01**

**NOTICE OF PREPARATION OF NEGATIVE DECLARATION**

This notice is provided as required by the California Environmental Quality Act and California Administrative Code Title 14 Division 6, Section 15072 (a) (2) B.

A Negative Declaration has been prepared for this site based on an Initial Study which consists of completion and signing of an Environmental Information Form showing background information as follows:

1.     Name of Proponent -     County of Los Angeles  
                                          Chief Administrative Office
2.     Address/Phone No. -     222 South Hill Street, 4th Floor  
                                          Los Angeles, California 90020  
  
                                          Agent             Telephone  
                                          Mitchell Kohl         (213) 974-4325
3.     Date Information Form Submitted - February 7, 2001
4.     Agency Requiring Information Form - Los Angeles County  
                                                                                          Chief Administrative Office
5.     Name of Proposal, if Applicable - Purchase of Leased Facility
6.     Address of Facility Involved - 923 East Redondo Boulevard, Inglewood

Interested parties may obtain a copy of the Negative Declaration and the completed Environmental Information Form/Initial Study by contacting the Real Property Agent indicated under 2. above and referring to the proposal by name or to the facility by address.

Si necesita informacion en espanol, por favor de comunicarse con el agente designado, para asistencia en obtener una traduccion